

June 30, 2017

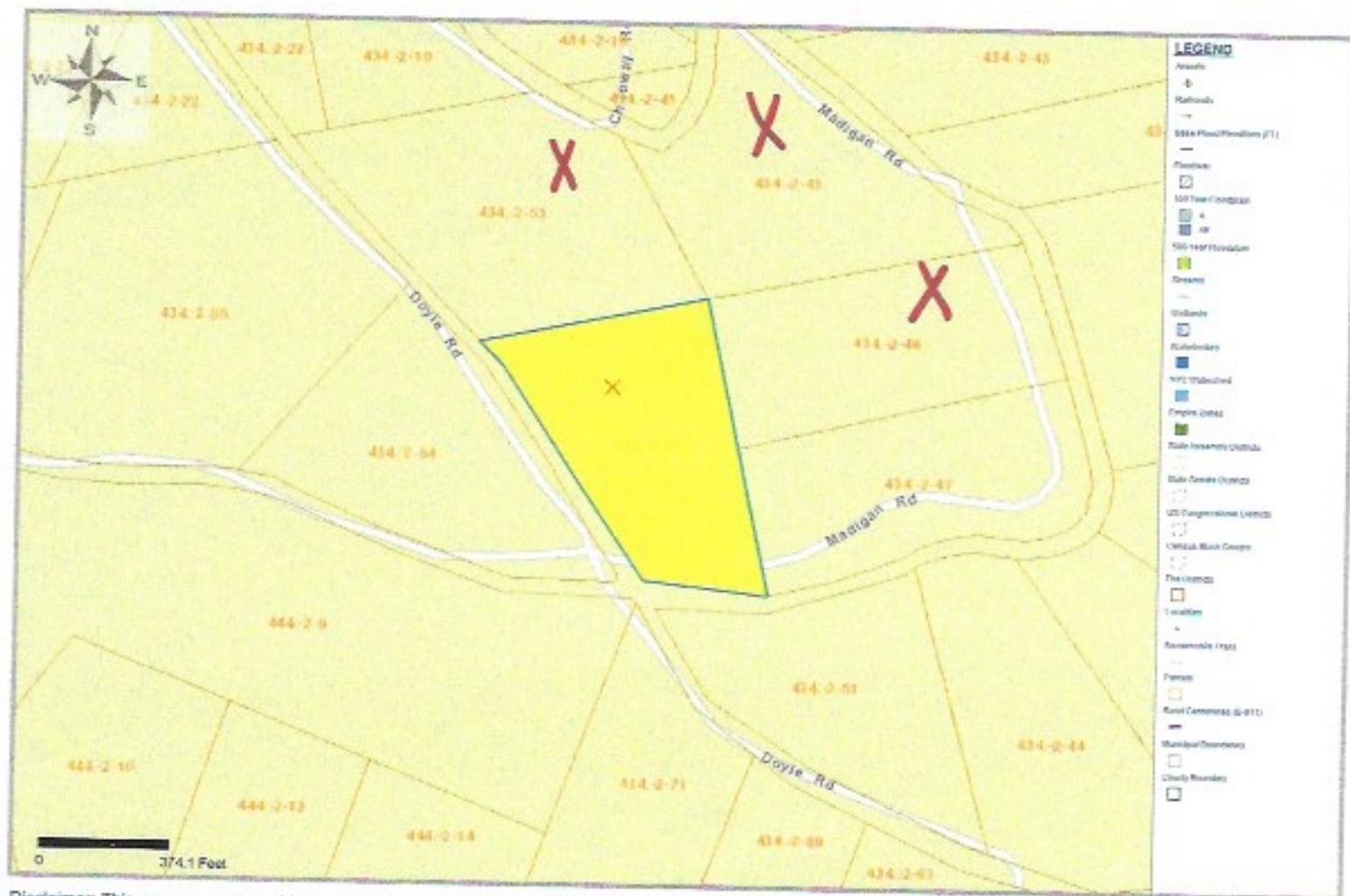
Carpenito



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UPPER DELAWARE REAL ESTATE

558 WEST MAIN ST
HANCOCK, NY 13783
607-637-5588

HANCOCK

DOWNSVILLE

WINDSOR

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LISTING PHOTOS AND VIDEO

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WATER - WATER GALORE

Price: ~~(\$39,900)~~
Reduced
34,900

7.63 acres, 5.3 acres and 7.53 acres, plus natural springs & streams throughout add up to one really nice location. This mainly wooded property offers several possible building sites. The property naturally creates a "bowl", ideal to capture the water flowing through. Perfect for your very own pond!

Land Information

Lot Size:	7.63 acres, 5.3 acres, and 7.53 acres
Land Type:	forest land
%Woods:	95
%Field:	5
Water:	no
Sewer:	no
Electric:	no
Road Frontage:	yes
Recreational	streams throughout
Water:	

Building Information

Type of Home:
Age of Home:
House Size:
Rooms Upstairs:
Rooms
Downstairs:
Basement Type:
Heat Type:
Electric:

Other Information

Appliances:
Neighborhood
Type:
Total Taxes: town \$918.16, school \$1,137.26
Utility Costs:
Special
Features/Restrictions: covenants & restrictions attached

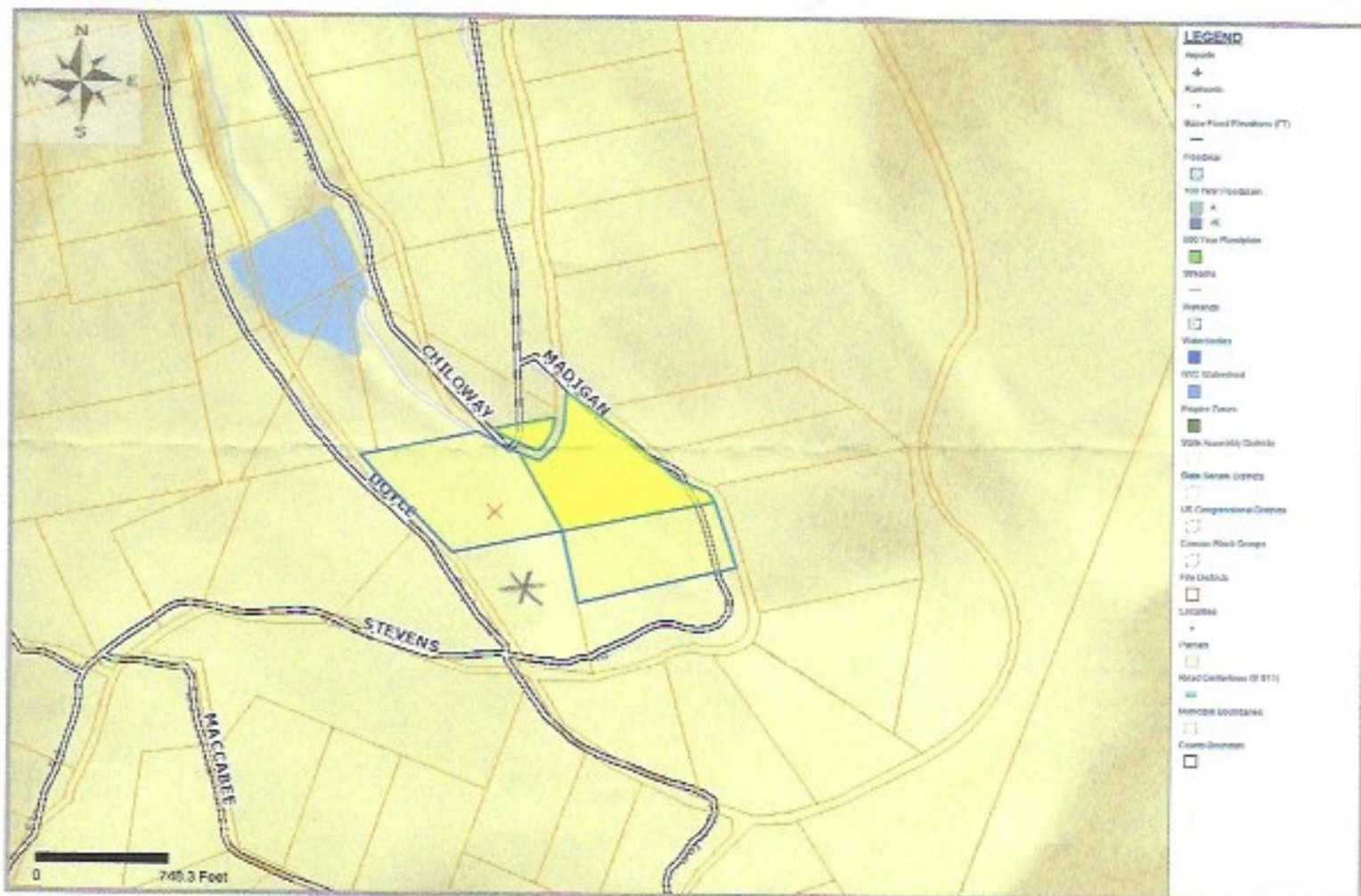

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COVENANTS AND RESTRICTIONS

1. The property shall be used for residential purposes only; shall contain one single-family dwelling; and may contain a garage and such other appurtenant or detached structures as are consistent with residential use. The dwelling shall be constructed upon masonry foundation or slab and of permanent materials; shall contain at least 600 square feet of usable living space; shall in no way be used for commercial purposes (except residential rental); and shall be fully completed within two years of the commencement of construction. No garage may be constructed prior to construction of the dwelling.
2. No mobile homes are permitted on the property at any time, nor are trucks or commercial vehicles, except those of artisans being used in the course of construction. Travel trailers may be placed on the premises as temporary shelter during the course of construction. Otherwise, travel trailers may be placed on the property for no more than ten months a year, for a period of no longer than three years from the date of purchase of the property, and may not be permanently connected to any utilities whatsoever. Travel trailers placed on the property other than as set forth above must be garaged.
3. Maintenance of the road shall be the property owner's responsibility as to that portion thereof owned by him. As, if, and when required, the property owner shall grant required easements for the installation of utilities and dedicate such portion of the owner's lands that are within the bounds of the existing 50' private right of way to the Township for use as a public road. All vehicles and drivers must be licensed to use the same.
4. Trees shall not be unnecessarily cut, and no timbering or logging shall be permitted.
5. The property may not be subdivided.
6. All buildings shall be located at least fifty feet from the property line bordering any road; at least twenty-five feet from the sidelines of the lot; and at least fifty feet from the rear line thereof.
7. All garbage or trash containers, oil tanks, and bottled gas tanks must be underground or placed in an area not visible from adjoining properties, and no burning of trash, refuse, or rubble shall be permitted on the property.
8. These covenants and restrictions are intended to be permanent and to run with the land. The costs of enforcement thereof to restrain any violation shall be borne by the owner of the property, in addition to the payment of any damages which may be assessed by any court relative to such violation.

January 23, 2017

ENTER TITLE...UY map



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5.69 Acres

asking \$14,000